

MONTANA-DAKOTA UTILITIES CO.
COMBINATION ELECTRIC AND GAS EASEMENT

THIS EASEMENT, made this 7 day of August, 2003, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck, North Dakota, hereinafter called "COMPANY", its successors and assigns, and the following-named persons, hereinafter, whether singular or plural, called "OWNER", namely:
Gerald J. Clafin and Erma Jean Clafin, having 1/12th interest;
Robert Blevins and Barbara Blevins, having 1/6th interest
Frank Cangiamilla and Wynes Cangiamilla, having 1/6th interest
Rondey Will and Karen Will having 1/6th interest
Martha Harmon, having 1/12 interest: Rolf Distad, having 1/12 interest

WITNESSETH, that for valuable consideration received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 15 feet in width, being 7.5 feet left and 7.5 feet right of the centerline as laid out and/or surveyed, or as finally installed on the hereinafter described lands, and the right to construct, reconstruct, increase the capacity of, operate, maintain, repair and remove one electric line, consisting of pole structures supporting one or more power circuits, together with crossarms, cables, communications lines, wires, guys, supports, anchors, fixtures, and such other structures, installations and facilities used in the construction, reconstruction, operation, increasing the capacity of, maintenance, repair and removal of said electric line, and to cut and trim trees and shrubbery located within 15 feet of the centerline of said line or where it may interfere with or threaten to endanger the operation or maintenance of said line, and to license; permit or otherwise agree to the joint use or occupancy of the line by any other persons, associations or corporations. Said line may be constructed either overhead, as described above, or underground, or the said line, if constructed overhead, may be converted from overhead to an underground line at some future time. OWNER additionally grants COMPANY, its successors and assigns, the right to construct, increase the capacity of, operate, maintain, repair, remove and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semi-buried electric distribution system, street lighting system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith. Said Combination Electric, and Gas lines may be located through, over, under, and across the following-described real estate, situated in the County of Sheridan, State of Wyoming, namely:

A tract of land in the S1/2SE1/4 of section 10, T55N R84W of the 6th PM.
See "Exhibit A" for easement description attached

OWNER, its successors and assigns, agrees not to build, create or construct or permit to be built, created, or constructed any obstruction, building, engineering works or other structures upon, over, or under the strip of land herein described or that would interfere with said electric line, gas line, or COMPANY'S rights hereunder.

OWNER hereby grants to COMPANY, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of laying, constructing, reconstructing, increasing the capacity of, maintaining, converting to underground, operating, replacing, repairing or removing said electric line, gas line, or underground line and for the purpose of doing all necessary work in connection therewith.

Said electric line and every part thereof shall be confined to the area granted under this Easement, except that the COMPANY shall have the right of placing and maintaining guys and anchors at greater distance from said centerline where necessary to support said electric line.

COMPANY agrees that it will pay any and all damages that may result to the crops, fences, buildings, and improvements on said premises caused by laying, constructing, reconstructing, increasing the capacity of, maintaining, converting to underground, operating, replacing, repairing or removing said electric line, gas line, or underground lines. The damages, if not mutually agreed upon, may be determined by three disinterested persons, one to be selected by COMPANY and one by OWNER; these two shall select a third person. The award of these three persons shall be final and conclusive.

If the herein described lands are in the State of North Dakota, this Easement is limited to a term of 99 years.

If the herein described lands are in the State of Wyoming, OWNER does hereby release and waive all rights under and by virtue of the homestead exemption laws of that state.

IN WITNESS WHEREOF, OWNER has executed this Easement as of the day and year first above written.

Erma Jean Clafin
Gerald J. Clafin
Robert Blevins
Barbara Blevins

Frank Cangiamilla
Wynes Cangiamilla
Rondey Will
Karen Will
Martha R. Harmon

STATE OF _____)

COUNTY OF _____) ss.

On this the _____ day of _____, 20____, before me personally appeared _____

known to me, or satisfactorily proved to be the person _____ described in and who executed the above and fore going instrument and acknowledged to me that _____ he _____ executed the same (known to me to be the _____ and _____ respectively, of the corporation that is described in and that executed the foregoing instrument, acknowledged to me that such corporation executed the same.)

Notary Public, _____ County,

State of _____

My commission Expires _____

(SEAL

WO- J119456 TRACT NO WY 24 LRR NO _____

**MONTANA-DAKOTA UTILITIES CO.
UTILITY EASEMENT BY OWNER**

"Exhibit A" Dated August 7 2003

Each having a undivided interest in and to the following access road, to-wit:

A tract of land located in the S1/2SE1/4 of Section 10, T55N R84W of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point in the center of a County Road; said point being located N1°41'49"W, 457 feet from the south quarter corner of said Section 10; thence N1°41'49"W, 50.0 feet to a point in said County Road; thence N88°48'49"E, 1261.17 feet to a point on the East line of said SW1/4SE1/4; thence N88°26'36"E, 622.10 feet to a point; thence S1°22'58"E, 50.0 feet to a point; thence S88°26'36"W, 622.10 feet to a point on the east line of said SW1/4SE1/4; thence S88°40'49"W, 1260.9 feet to the point of beginning.

196

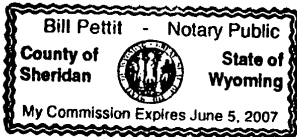
STATE OF Wyoming)
) ss.
 COUNTY OF Sheridan)

On this the 2 day of July, 2003 before me personally appeared _____
Rolf Distad

person(s), known to me, or satisfactorily proved to be the person(s) whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)



Bill Pettit
 Notary Public,
Sheridan County,

State of Wyoming
 My commission expires: 6-5-2007

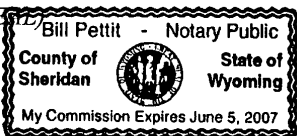
STATE OF Wyoming)
) ss.
 COUNTY OF Sheridan)

On this the 7 day of August, 2003 before me personally appeared _____
Gerald J. Clafin & Erma Jean Clafin

person(s), known to me, or satisfactorily proved to be the person(s) whose name is subscribed to the within instrument and acknowledged that They executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)



Bill Pettit
 Notary Public,
Sheridan County,

Residing in Sheridan Wyoming
 My commission expires: 6-5-2007

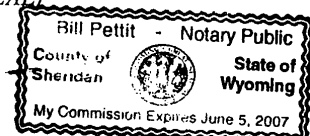
STATE OF Wyoming)
) ss.
 COUNTY OF Sheridan)

On this the 7 day of August, 2003 before me personally appeared _____
Robert Blevins & Barbara Blevins

person(s), known to me, or satisfactorily proved to be the person(s) whose name is subscribed to the within instrument and acknowledged that They executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)



Bill Pettit
 Notary Public,
Sheridan County,

Residing in Sheridan Wyoming
 My commission expires: 6-5-2007

STATE OF Wyoming)
) ss.
COUNTY OF Sheridan)

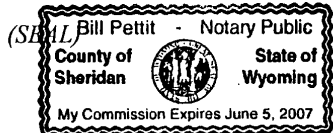
On this the 7 day of August, 2003 before me personally appeared _____

Frank Cangiamilla

Wynne Cangiamilla

person(s), known to me, or satisfactorily proved to be the person(s) whose name is subscribed to the within instrument and acknowledged that I ~~he~~ executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Bill Pettit
Notary Public,
Sheridan County,
State of Wyoming
My commission expires: 6-5-2007

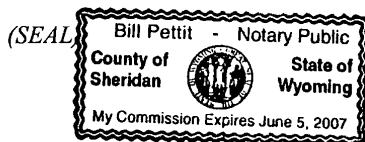
STATE OF Wyoming)
) ss.
COUNTY OF Sheridan)

On this the 7 day of August, 2003 before me personally appeared _____

Rodney Will, Karen Will, Martha Harmon

person(s), known to me, or satisfactorily proved to be the person(s) whose name is subscribed to the within instrument and acknowledged that I ~~he~~ executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Bill Pettit
Notary Public,
Sheridan County,
Residing in Wyoming
My commission expires: 6-5-2007